

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12840
MEPA Analyst: Nick ZAVOLAS
Phone: 626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Ware River Heights		
Street: Baldwinville Road		
Municipality: Templeton	Watershed: Millers River	
Universal Transverse Mercator Coordinates:	Latitude: 42d 35' 45.99" Longitude: 72d 4' 41.35"	
Estimated commencement date: ASAP	Estimated completion date: Fall of 2005	
Approximate cost: \$1.5 million	Status of project design: 99% complete	
Proponent: Matson Homes Inc.		
Street: 129 Mason Road		
Municipality: Ipswich	State: NH	Zip Code: 03874
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Christopher Johnson		
Firm/Agency: Whitman Bingham	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-537-5296	Fax: 978-537-1423	E-mail: cjohnson@whitmanbingham.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☐ Yes

☒ No

Has this project been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Has any project on this site been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes

☒ No

a Special Review Procedure? (see 301 CMR 11.09)

☐ Yes

☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes

☒ No

a Phase I Waiver? (see 301 CMR 11.11)

☐ Yes

☒ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?

☐ Yes (Specify _____) ☒ No

List Local or Federal Permits and Approvals:

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	84.5 acres			
New acres of land altered		37 acres		
Acres of impervious area	N/A	7.5 acres	7.5 acres	
Square feet of new bordering vegetated wetlands alteration		4,215+/-		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	N/A	1,750	1,750	
Number of housing units	N/A	57	57	
Maximum height (in feet)	N/A	35'	35'	
TRANSPORTATION				
Vehicle trips per day	N/A	618	618	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A	25,080	25,080	
GPD water withdrawal	N/A	25,080	25,080	
GPD wastewater generation/treatment	N/A	25,080	25,080	
Length of water/sewer mains (in miles)	N/A	1.1 miles	1.1 miles	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify _____) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify _____) ☒ No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify _____) ☒ No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify _____) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify _____) ☒ No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify _____) ☒ No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Project Description

The subject land consists of approximately 84.5± acres in Templeton and is located on the Western side of Baldwinville Road. The property is located approximately one mile north of the intersection of Route 2. The property is shown as Parcel 4-6, Assessor's Map 12; Parcel 5-5; Assessor's Map 18; and Parcel 5-5, Assessor's Map 19.

The proposed subdivision will consist of approximately 57 single-family lots ranging in size from 1 acre to approximately 2.8 acres. These lots, when improved with houses, will have an assessed value of approximately \$300,000 each, generating approximately \$205,000 in yearly tax revenue. Each individual lot will be accessed by a separate driveway and serviced by municipal water and sewer.

Access to the subdivision will be from Baldwinville Road to the east. Both the north and south entrance right of ways will be fifty feet in width. The southern entrance road "A" runs in an east-west direction for approximately 1,800 feet and requires one wetland crossing. The northern entrance road "B" extends west for approximately 1,350 feet where it intersects with road "C". Road "C" runs in a south-north direction for a length of approximately 2,400 feet. Road "C" will require one wetland crossing. The three roads have a combined total length of approximately 5,550 feet, conforming to Templeton Planning Board Subdivision Regulations. Road "A" and road "C" will have cul-de-sacs less than 800 feet in length to conform to Templeton Subdivision Rule and Regulations.

The proposed roadways exit onto existing Baldwinville Road, and pursuant to Templeton Subdivision Rules and Regulations, have been designed to provide the necessary site distance and roadway offsets for safety purposes. Grades will be a maximum of 10% with appropriate vertical curves and leveling areas where required, which conforms to Templeton Subdivision Rules and Regulations.

Municipal water and sewer will service individual lots. The increase in runoff due to the increased impervious area will be mitigated by a closed conveyance drainage system connected to six detention basins.

The total development will consist of approximately 81.5± acres, leaving the remaining land in its natural state as open space per *Section 4140* of Templeton Subdivision Rules and Regulations. The proposed subdivision will create a density of approximately 0.56 single-family dwelling units per acre.

The development will be set back from the road and will be visually buffered by trees from Baldwinville Road. The proposed landscaping will utilize, as much as possible, existing trees. Proposed street lighting will supply lighting for the development.